

# NOTICE OF PUBLIC HEARING

NOTICE IS HEREBY GIVEN that the City of Flagstaff will hold the following public hearings and meetings for property located at 3501 South Woody Mountain Road, south of I-40, north of Fort Tuthill County Park, east of Woody Mountain Road, and west of I-17 for a project referred to as Villaggio Montaña, on approximately 1000 acres:

1. First Public Hearing on **Tuesday, October 25, 2005 at 4:00 p.m.**, at The Journey 740 West University Heights Drive South to receive citizen input by the Planning and Zoning Commission on amendment of the city's general plan, *Flagstaff Area Regional Land Use and Transportation Plan*:
  - to change the Land Use Plan designations on the Regional Land Use Plan and the City Land Use Plan:
  - from Planning Reserve Area with minimum residential densities of 3, 5 and 7 to Low Density Residential, Park, Urban Open Space, Institutional, Medium Density Residential, High Density Residential, Mixed Use, Regional/Community Commercial, and
  - from Low Density Residential to Office/Business Park/Light Industrial; and
  - to change the Circulation – Regional Roadway System Plan to include minor amendments to the alignment of Woody Mountain Road (Woody Mountain Road is proposed as an overpass at Beulah Boulevard east to the interstate), and two major collector roadways internal to the Villaggio Montaña project.
2. Second Public Hearing and Meeting of the Planning and Zoning Commission on **Tuesday, November 8, 2005** at 4:00 p.m. at **City Hall** Council Chambers, 211 West Aspen Avenue to receive public input and take action on:
  - the proposed change to the Land Use Plan designations on the Regional Land Use Plan and the City Land Use Plan:
    - from Planning Reserve Area with minimum residential densities of 3, 5 and 7 to Low Density Residential (1-5 dwelling units per acre), Medium Density Residential (6-12 dwelling units per acre), High Density Residential (>12 dwelling units per acre), Parks, Urban Open Space, Institutional, Mixed Use, Regional/Community Commercial;
    - from Low Density Residential to Office/Business Park/Light Industrial; and
  - the proposed change to the Circulation – Regional Roadway System Plan to include minor amendments to the alignment of Woody Mountain Road (Woody Mountain Road is proposed as an overpass at Beulah Boulevard east to the interstate), and two major collector roadways internal to the Villaggio Montaña project.
3. Following the public hearings and consideration of the proposals for the general plan amendment, the Planning and Zoning Commission may recommend to the City Council other land use categories and transportation projects or the siting of the land use categories and transportation projects differently than proposed by the applicant.

Interested persons may file comments in writing regarding the proposed Plan amendments or be heard at the hearing dates herein set forth. Maps and information are available at the City Community Development Department, 211 West Aspen Avenue, Flagstaff, Arizona.

Jim Cronk  
Secretary  
Planning & Zoning Commission

**For Information Contact:**  
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**Publish: 10-9-05, 10-19-05, 10-30-05**

